



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner J. Omar Quintanilla
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora



Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Isaac J. Tawil

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, APRIL 28, 2025 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER - Mayor Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Commissioner Antonio "Tony" Aguirre, Jr.

PROCLAMATIONS - AUsoinely AUthentic Day - Lizbeth Muriel

Miss Rose Mendez Day - Aurora Garcia

United Way of South Texas - Cesar Rodriguez

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. PUBLIC HEARING:

A) ROUTINE ITEMS: *(All Rezonings and Conditional Use Permits listed under this section come with a favorable recommendation from the Planning & Zoning Commission and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)*

1. Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 1.81 acre tract of land out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 313 South Taylor Road.

2. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: a 1.31 acre tract of land out of the west 332.0 feet out of a

1.71 acre tract out of Lot One (1), Block Four (4), A.J. McColl Subdivision, Hidalgo County, Texas; 4617 North Jackson Road.

3. Rezone from A-O (Agricultural and Open Space- OC) District to R3 (High Density Residential-UDC) District: 5.32 acre tract of land out of Lot 1, First United Methodist Church Subdivision, Hidalgo County, Texas; 4200 North McColl Road (rear).

4. Request of Julio Ruz/Ruzca on behalf of Monica Calderon, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a guest house, at Lot 4, Orangewood East Subdivision, Hidalgo County, Texas; 700 East Sundown Drive.

5. Request of David M. Rossow, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke and Vape Shop, at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A.

B) REZONING:

1. Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: a 2.4 acre (gross), tract of land out of Lot 75, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3100 Lark Avenue.

C) CONDITIONAL USE PERMITS:

1. Request of Jeff A. Lowder on behalf of McAllen Country Club Inc., for an Amendment to the Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use at east 400 - west 499.1 Feet – north 300 Feet of Lot 1, Block 6 except south 85.77 Feet 2.57 acres net, Hidalgo Canal CO-MC Subdivision, Hidalgo County, Texas; 501 Wichita Avenue.

2. Request of Claudia M. Marquina on behalf of Golden Wolf Legacy, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop/Liquor Store, at Lot 2, La Vista Commerce Subdivision, Hidalgo County, Texas; 2301 North 23rd Street Suite 90.

D) Amending the Zoning Ordinance of the City of McAllen.

END OF PUBLIC HEARING

2. CONSENT AGENDA: *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

- A)** Approval of Minutes for Special Meeting held April 3rd, Workshop and Regular Meeting held April 14, 2025.
- B)** Subdivision Monthly Report.
- C)** Project Status Monthly Report through March 31, 2025.
- D)** Parks & Recreation Monthly Project Status Report.
- E)** Award of Contract for the extension of Direct Primary Care and Ancillary Services.

- F) Award of Contract for Pavement Marking Services (Project No. 04-25-S46-725).
- G) Consideration and Approval of a Memorandum of Understanding between City of McAllen Parks & Recreation and McAllen Independent School District for Raptor application access.
- H) Consideration and Approval to extend the contract with Tyler Technologies court software.
- I) **CONSENT RESOLUTIONS**
 - 1. Consider and possible action to adopt a resolution supporting the development of tax credit proposals 2025 at Buddy Owens Blvd. and at N. Ware Rd.
 - 2. Resolution authorizing the submission of a grant application to the Texas Division of Emergency Management for funding under the HMGP DR- Hurricane Beryl Program.
 - 3. Resolution amending Resolution No. 2025-18 to include language as required by the Office of the Governor, Public Safety Office, for the Fiscal Year 2026 Operation Lone Star Grant Program.
 - 4. Resolution authorizing the submission of a grant application to the National Fitness Campaign for funding under the Outdoor Fitness Court Program.
- J) Approval of Tax Refunds over \$500.00.
 - 1. Lereta LLC
 - 2. Lereta dba Accumatch
 - 3. Aguilar, Enrique & Hermelinda
 - 4. Guardado, Sonia E & Felipe
 - 5. Nolana Properties Investments Ltd (3)
 - 6. TDK For Her

3. BID/CONTRACT:

- A) Consideration and Approval of an Interlocal Agreement between Hidalgo County Irrigation District No. One, City of McAllen, and Hidalgo County Pct. 4 for the siphon crossing at Rooth Road.

4. ORDINANCES:

- A) Providing for approval of substantial amendment for Fiscal Year 2019-2020 Annual Action Plan for HOME Program.
- B) Providing for approval of substantial amendment for Fiscal Year 2020-2021 Annual Action Plan for HOME Program.

5. RESOLUTIONS:

- A) Resolution authorizing the Filing of an Application Requesting Financial Assistance from the Texas Water Development Board's State Water Implementation Fund for Texas (SWIFT) for the City of McAllen's Brackish Groundwater Treatment Facility.
- B) Resolution authorizing the Filing of an Application Requesting Financial Assistance from the Texas Water Development Board's State Water Implementation Fund for Texas (SWIFT) for the Acquisition of Water Rights.

- C) Resolution expressing official intent to reimburse certain expenditures to acquire water rights and to construct, acquire, purchase, improve, renovate, enlarge, and equip improvements to the city's waterworks system from Texas Water Development Board SWIFT Program Loans and other matters related thereto.
- D) Consider adoption of a resolution finding public need and necessity and authorizing right of way acquisition and eminent domain for the Bentsen Road Widening Project (Mile 5 to Mile 3) Parcels 1-64.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Consider approval of City of McAllen Employee Health Plan Premiums for the 2025-26 Fiscal Year.
- C) Future Agenda Items.

7. TABLED ITEM:

- A) Consideration and Approval of Change Order No. 1 for changes in scope to the Quinta Mazatlan - World Birding Center.

8. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

- A) Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
- B) Consultation with City Attorney regarding pending litigation Cause No. C-4898-23-L. Tex. Gov't. Code §551.071.

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

C E R T I F I C A T I O N

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on April 25, 2025, at 3:30 PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

/s/
Perla Lara, TRMC/CMC, CPM
City Secretary